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Media Contact:

Greg Spence, (408) 277-8952

San Jose Fire Department

Lindsey Wolf, (408) 277-5597

City Manager's Office

David Vossbrink, (408) 277-3515

Mayor's Office

MEDIA BRIEFING: SANTANA ROW & MOORPARK FIRES

STATUS OF DISPLACED RESIDENTS

- Ten families have found permanent housing to date and it is estimated that 6 other displaced households have been relocated to vacant units in the rental complex.
- The San Jose Housing Department is prepared to work with all displaced households until each has found permanent housing. Families needing assistance should call the Housing Department at **(408) 277-2244** or the Red Cross at **(408) 577-1000**. The intake center at Sherman Oaks Community Center has closed.
- An estimated **34** housing units affected by the residential fires in the vicinity of Huff and Moorpark suffered damage extensive enough to displace residents for more than one week. Two of the affected housing units are condominiums, and the rest are located at the Moorpark Garden Apartments. An additional 43 units suffered very minor damage.
 - **22** rental units and **2** condos suffered major damage and will need to be rebuilt.
 - **9** rental units and **1** condo require minor repairs estimated to take one month or less, allowing those residents to reoccupy the units.
- The building owners are developing a timetable for completion of repairs and reconstruction at the apartment complex. The City assigns a high priority to permit review for families who have been burned out or otherwise displaced from their homes.
- The American Red Cross is funding up to two weeks' emergency shelter at local motels/hotels for the families that have been displaced, as well as vouchers for food and clothing as well as essential household items. They are prepared to fund the first month's rent in permanent housing.

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- Owners of the Moorpark Garden Apartments will refund to displaced families a portion of their August rent and their security deposits.
- The San Jose Housing Department is prepared to assist in filling any gaps that will help displaced families with emergency and permanent housing needs.
- The Housing Department and Red Cross have reported donations of funding assistance, food, clothing, toys, and discounts on rent and furniture from a number of individuals and organizations.
- More than 50 apartment owners have called the City to offer units that include discounts, including free first month's rent, no requirement for security deposit and waiver of fees. The Housing Department is working with landlords to accept tenants without the usual paperwork and credit checks.

FINANCIAL IMPACT OF SANTANA ROW FIRE ON CITY REVENUES

- Prior to the fire, the City of San Jose included an estimate of \$1.5 million in sales tax revenues from Santana Row in each forecast for fiscal years 2003-4 and 2004-05. This compares to a total of \$144 million in sales tax revenues included in this year's budget. Given the recent announcement that Santana Row expects to open in early November, the long-term financial impact to the City is expected to be positive. More precise forecasts will be developed based on actual experience from the new retail center.
- The \$14 million in anticipated sales tax revenues for San Jose from Santana Row cited in some media is inaccurate, and may instead represent a cumulative total for sales taxes projected to be collected by the State of California. Of the 8.25% sales tax collected by the state, the distribution is as follows: State of California, 5.5%; City of San Jose, 1%; Santa Clara County Transit District, 0.50%; Public Safety Fund (Prop. 172), 0.50%; and Santa Clara County, 0.75%.

TRANSPORTATION AND UTILITIES

- The fire at the Santana Row construction site appears to have caused relatively minor damage to the traffic signal and streetlight facilities along the construction site and repairs should not be difficult.

UNIFORM FIRE and BUILDING CODE REQUIREMENTS

- The Santana Row project meets and exceeds all of the California Uniform Fire Code requirements, which are statewide standards. The City of San Jose uses Article 87 of the Uniform Code to protect life and property during the construction phase of projects by addressing the fundamental requirements for proper water, access and systems during construction.
- The wood-framed residential structure performed very well and will not require demolition in the areas where framing was finished with sheet rock (the northeast corner). The sprinkler system at Santana Row was turned on below the concrete podium. Due to ongoing construction, sprinklers were not active above the podium.

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- Five other metropolitan fire departments in California have been contacted to benchmark “best practices.” These include San Francisco, San Diego, Los Angeles, Kern County, and Anaheim. All use the same provisions of the California Fire Code to regulate projects during construction.
- All reasonable measurements were taken. However, an interdepartmental team from the Fire Department and the Department of Planning, Building and Code Enforcement are undertaking a longer-term thorough review of current requirements to determine whether additional measures need to be implemented to reduce the potential for such large-scale damage. This team will also evaluate and consider best-practices information from other communities.
- The Uniform Building Code is written in a descriptive manner focusing on providing a level of safety for occupants and the public upon completion of construction. The construction sequence and interim protection standards are considered the responsibility of the contractor and are not regulated by any governing agency, except for worker safety, which is regulated by OSHA.
 - The City works with each project to address unique circumstances such as pedestrian walkway protection in urban areas, temporary emergency access and water supply in remote areas, and more typical issues such as construction access and site maintenance.
 - Building 7 at Santana Row was in construction with most of the wooden framing exposed to fire. The performance of a building under construction during a fire or other disaster is not indicative of how it would perform as a completed structure, since many of the safety features are still being added.
- A listing of the additional safeguard measures put in place by the City that went beyond the Fire and Building Code requirements follows.

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Santana Row Fire Protection During Construction

Fire Code Requirement	Santana Row Design	Comments
Roads of adequate width and height to allow the largest fire apparatus to reach the site. The roads shall be adequate to handle the load of the heaviest fire apparatus in all weather conditions. A gravel road is acceptable.	Paved roads exceeding the width, height and weight requirements were provided on all four sides. Access was improved by extending Hemlock Avenue to the site. To further improve access, an access ramp and 20 ft wide roadway was required at the third level of the building.	Paved access ways on all four sides maximized access for firefighting and accommodated the many apparatus used at the site. The ramp and third level roadway were not used due to the size of the fire upon arrival by the first units.
A temporary water tank or fire hydrants with adequate pressure and volume for firefighting shall be provided. Five fire hydrants are required within 1,000 feet of the building to meet the minimum code requirement for fire flow.	Over 30 fire hydrants were provided and in service within 1,000 feet of the building (this does not include the six hydrants on the third level.) The available water volume was more than two times the amount required by code.	The strong water supplies and many available hydrants were a significant favorable factor in allowing multiple hose streams to be used in fighting the fire.
One standpipe is required for each building when the height of construction reaches three stories. A standpipe is a pipe located in a stairway with valves. Firefighters connect fire hoses and thus avoid running the hoses up the stairways. The Fire Department normally must pump water into the standpipe at the bottom to supply the water for firefighting through a Fire Department connection. One Fire Department connection is required per site.	Building 7 had five standpipes in service. It also had six hydrants in service on the third level. The building had two Fire Department connections at opposite sides of the building.	Because of the size of the fire, the fire had to be fought from the outside rather than the inside. As a result, the standpipes and the interior hydrants were not used.
Fire extinguishers shall be provided as required by the Fire Department.	Adequate fire extinguishers were provided. A maximum 75-foot travel distance to a fire extinguisher is used as a guide for spacing.	Because of the size of the fire upon arrival, the fire extinguishers were not effective.
Access within the building for firefighting purposes is required. Temporary wood stairways are typically allowed during construction.	Six permanent metal stairways to the third level were in place. Stairways in the townhouses were adequate for that phase of construction.	The six stairways helped evacuate the building quickly but were not used for firefighting since the fire was fought from the exterior.
The Fire Code does not address site visits by the Fire Department.	All three shifts in Battalion 10 routinely inspected the site during construction to be as familiar as possible during each phase. The assigned fire protection engineer accompanied the entire battalion in order to respond to their concerns. Department senior staff and several line personnel also were heavily involved during fire safety design and construction of this project.	Familiarity with the project helped provide a proper fire attack, which prevented injuries and assisted in containing the main fire to the one building at Santana Row.

Santana Row Building Code Analysis – Building 7

Building Code Requirement	Santana Row Design	Comments
Type V-1hr Construction: Maximum Height – 50 feet	The podium level was designed as a secondary grade with street access; therefore the building height was 48' 8" measured from podium grade.	Conforms to standard design for this type of construction by constructing podium level as an elevated grade with street access.
Automatic sprinkler system Design: Conforming to UBC Standard 9-3 (NFPA 13R)	Conforming to UBC Standard 9-2 (NFPA 13)	Higher concentration of sprinkler heads and piping material upgrades that provide for better fire suppression.
Fire Vehicle Access to Residential: from grade or street level	Street access provided to podium deck with fire hydrants installed.	Ability to fight fire from both lower street level and podium street level.
Multi – Family Residential Tenant Separation: separation walls have no required opening protection	One-hour occupancy separation walls were required between units, which have required opening protection.	Greater protection to prevent rapid spread of fire due to opening protection being required.
Attic Draft stops: Installed every 9,000 sq ft or 100 lineal feet	Draft stops installed between every other unit (typically limiting the area to less than 3000 sq ft).	Greater protection to prevent rapid spread of fire in attics from unit to unit throughout the structure.
Building/area separation walls: Seven 2-hour area separation walls required for building of this size	Ten area separation walls provided in design of structure	Greater protection to prevent the spread of fire from structure to structure.
Electric wiring: Romex (Non-Metallic cable)	MC (metal sheathed) Cable	Greater protection from spread of fire within wall cavities due to increased fire protection.
Plumbing piping and fixtures: All non-combustible piping	Conforming non-combustible piping plus noncombustible fixtures and surfaces	Greater protection from spread of fire.
Roof fire classification: Class B roofing (designed to withstand 1400 degrees Fahrenheit for 16 minutes)	Class A noncombustible roofing (designed to withstand 1400 degrees Fahrenheit for 30 minutes)	Doubles the roof's fire resistance to external fire exposure.
Exterior wall covering: Any type of approved exterior wall sheathing (including combustible)	Utilized noncombustible stucco	Greater protection from external fire exposure.
Roof access from Stairs: Not required for three story buildings	Every common stair to provide access to roof	Greater access for firefighters to fight a fire.
Garage Ventilation: Provide a minimum of 14,000 cubic foot per minute exhaust for each operating vehicle	Ventilation capacity increased by 25% over ventilation rate required. Fire Department control switches will be provided over the garage ventilation system.	The controllability and capacity of the system should allow firefighters responding to an event in these areas to effectively control smoke and products of combustion.

STATUS OF FIRE INVESTIGATION

- The investigation into the origin of the Santana Row fire is ongoing. The City Investigative team (Fire and Police) and the United States Bureau of Alcohol, Tobacco, and Firearms (ATF) are continuing to interview workers and sift through information. Over 50 interviews have been conducted.
- No specific location or cause of fire has been determined as of yet. We have all the physical evidence in hand and have released the site to the owner.
- There is a \$5,000 reward for evidence or information leading to the cause of the fire.

FIRE DEPARTMENT RESPONSIVENESS TO RESIDENTS

- Copies of the 9-1-1 dispatch tapes for the Santana Row and Moorpark residential fires have been made and will be provided to reporters as a part of this media briefing, along with summaries and logs.

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